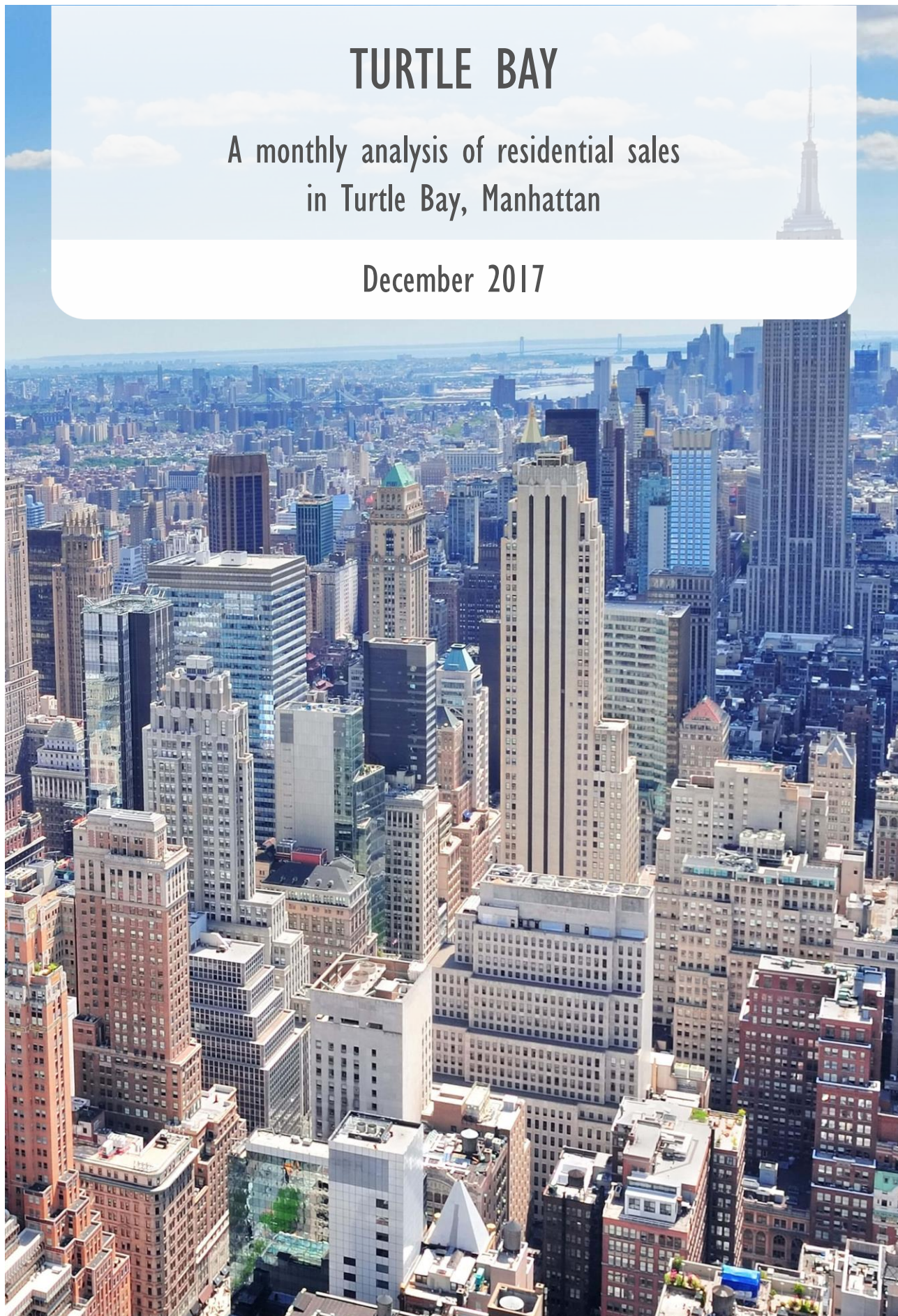


# TURTLE BAY

A monthly analysis of residential sales  
in Turtle Bay, Manhattan

December 2017



**The RATNER Team Market Report**

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Residential Market Report, December 2017

## Turtle Bay, Manhattan

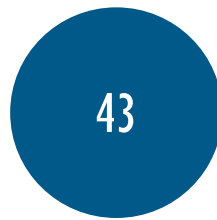
### SUMMARY

MEDIAN SALE PRICE



-38% YoY

NO. OF TRANSACTIONS



-30% YoY

MEDIAN PRICE/SQ.FT.



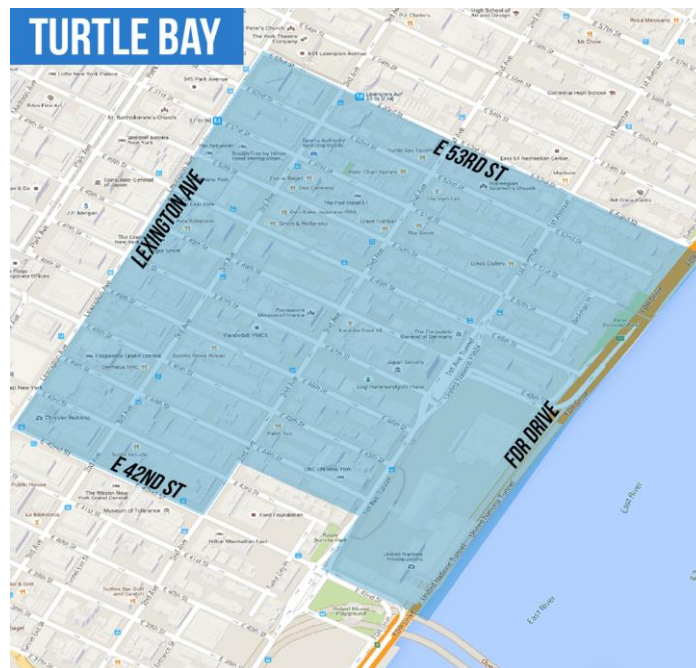
17% YoY

MANHATTAN  
MEDIAN SALE PRICE



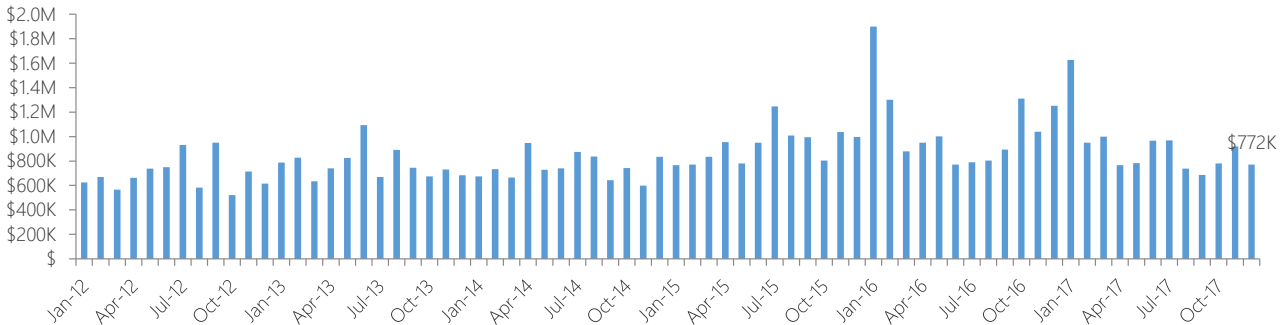
18% YoY

### NEIGHBORHOOD BOUNDARIES

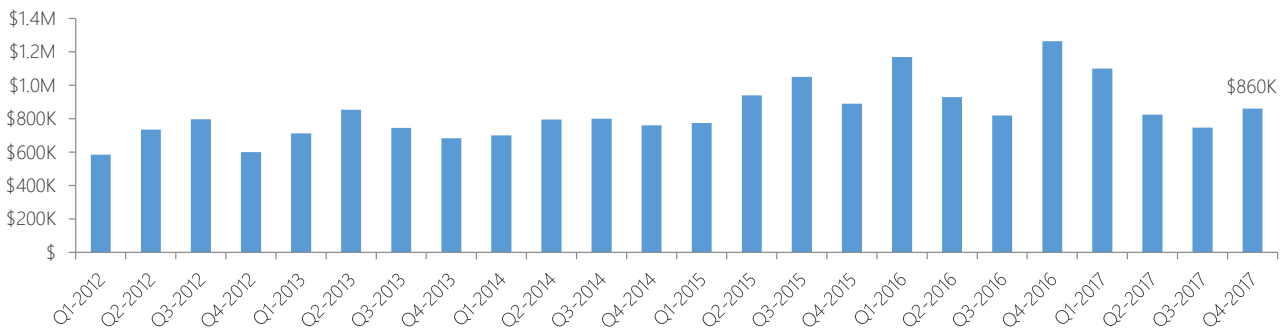


RESIDENTIAL STATS

Median Sale Price by Month

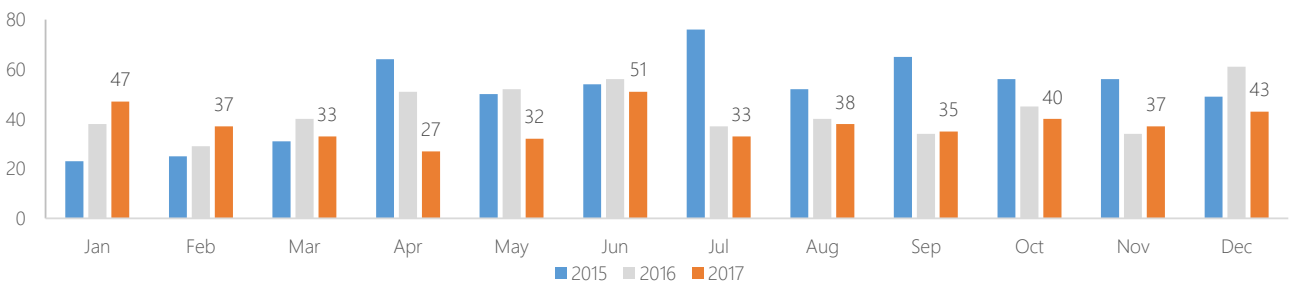


Median Sale Price by Quarter

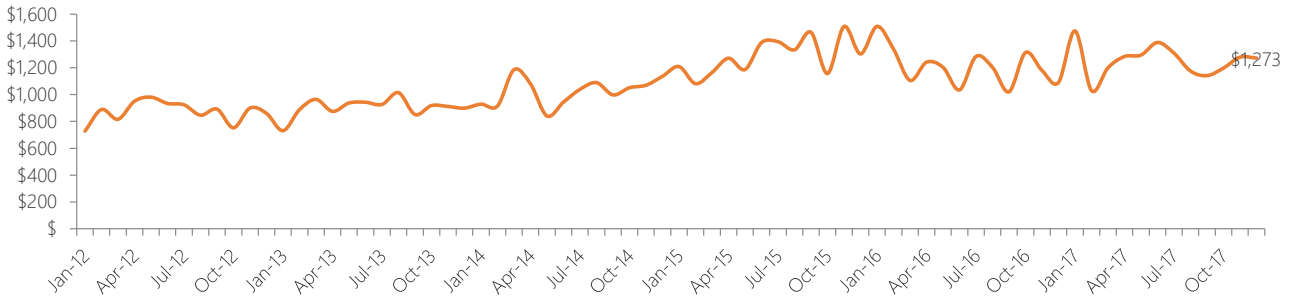


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	23	29	43	32	38	29	35	44	41	30	33	50
2013	34	24	27	53	45	60	65	59	50	53	35	50
2014	39	33	23	38	42	39	47	44	42	40	25	38
2015	23	25	31	64	50	54	76	52	65	56	56	49
2016	38	29	40	51	52	56	37	40	34	45	34	61
2017	47	37	33	27	32	51	33	38	35	40	37	43



Median Sale Price per Square Foot

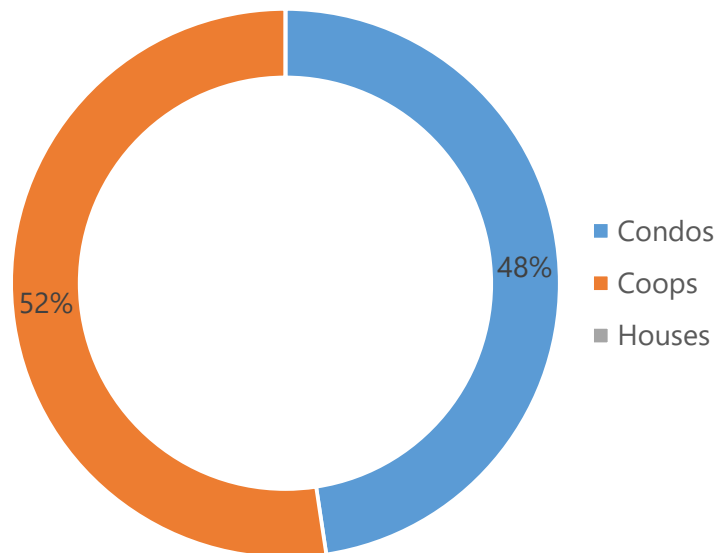


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,095,000	-32%	\$1,459	4%	20
Coops	\$707,500	10%	\$835	-8%	22
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
305 E 51 St #PH32A	1-01344-1324	8-Dec-17	\$10,600,000	Condo	3,455
450 E 52 St #5	1-01363-0026	18-Dec-17	\$8,500,000	Coop	
50-825 United Nations Plz #30A	1-01339-1172	6-Dec-17	\$5,755,613	Condo	2,609
240 E 47 St #28D	1-01320-1170	8-Dec-17	\$2,200,000	Condo	1,388
433 E 51 St #8CD	1-01363-0012	15-Dec-17	\$2,125,000	Coop	1,800
400 E 51 St #11C	1-01362-1188	5-Dec-17	\$1,899,000	Condo	1,297
100 United Nations Plz #12A	1-01341-1464	1-Dec-17	\$1,850,000	Condo	1,327
870 United Nations Plz #22A	1-01360-9002	12-Dec-17	\$1,775,000	Coop	
305 E 51 St #RU5H	1-01344-1224	8-Dec-17	\$1,720,000	Condo	1,164
145 E 48 St #33B	1-01303-1064	29-Dec-17	\$1,700,000	Condo	1,245
305 E 51 St #RU18C	1-01344-1284	18-Dec-17	\$1,490,000	Condo	747
255 E 49 St #7B	1-01323-1028	7-Dec-17	\$1,120,000	Condo	880
211 E 46 St #34H	1-01320-4255	15-Dec-17	\$1,070,000	Condo	642
240 E 47 St #32F	1-01320-1196	18-Dec-17	\$1,050,000	Condo	977
210 E 47 St #11B	1-01320-1481	14-Dec-17	\$989,000	Condo	819
345 E 52 St #3D	1-01345-0017	19-Dec-17	\$900,000	Coop	
10 Mitchell Pl #9C	1-01361-0007	19-Dec-17	\$860,000	Coop	
232-236 E 47 St #23C	1-01320-2081	18-Dec-17	\$830,000	Condo	586
414 E 52 St #10F	1-01363-0040	14-Dec-17	\$780,500	Coop	980
12 Beekman Pl #12C	1-01361-0039	21-Dec-17	\$762,500	Coop	
410 E 52 St #15C	1-01363-0043	22-Dec-17	\$762,500	Coop	800
10 Mitchell Pl #4C	1-01361-0007	18-Dec-17	\$760,000	Coop	
425 E 51 St #5E	1-01363-0008	20-Dec-17	\$715,000	Coop	837
305 E 45 St #4T	1-01338-0005	26-Dec-17	\$700,000	Coop	
145 E 48 St #5H	1-01303-1198	27-Dec-17	\$655,000	Condo	449
902-916 2 Ave #14L	1-01341-0001	13-Dec-17	\$590,000	Coop	625
235 E 49 St #3A	1-01323-0015	13-Dec-17	\$555,000	Coop	
330 E 49 St #4F	1-01341-1036	13-Dec-17	\$545,000	Condo	445
333-337 E 43 St #312	1-01336-0015	4-Dec-17	\$530,000	Coop	650
333-337 E 43 St #904	1-01336-0015	6-Dec-17	\$505,000	Coop	700
324-326 E 50 St #2B	1-01342-0042	20-Dec-17	\$475,000	Coop	600
959 1 Ave #4G	1-01345-1119	21-Dec-17	\$432,000	Condo	
444-446 E 52 St #3B	1-01363-0027	28-Dec-17	\$430,000	Coop	
959 1 Ave #5A	1-01345-1125	21-Dec-17	\$426,000	Condo	
444-446 E 52 St #3B	1-01363-0027	27-Dec-17	\$415,000	Coop	
959 1 Ave #2B	1-01345-1104	19-Dec-17	\$392,500	Condo	
870 United Nations Plz #SR17	1-01360-9002	20-Dec-17	\$255,000	Coop	
870 United Nations Plz #SR16	1-01360-9002	12-Dec-17	\$190,000	Coop	



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# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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## CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

[READ MORE REVIEWS](#)



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Attorneys	Fireplaces	Landscape Design	School Consultants
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Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

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